

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, October 19, 2010

CALL TO ORDER

The October 19, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman T.Ripper. Chairman Ripper welcomed newly appointed Commissioner Aimee Staudt.

ROLL CALL

Members present: T.Anliker, D.Fliger, D.Godwin, S.Lawrence, S.Odson, T.Ripper, A.Staudt, L.Voigt. Absent: J.Austen. Staff present: J.Peterson, E.Jensen, E.Carstens, S.Perkins, T.Kuhn.

BUSINESS ITEMS

Item #3. State Street Plaza Plat 1 Neighborhood Plan

Staff Report. E.Carstens reviewed the use of Neighborhood Plans in Prairie Trail reminding the Commission that this is their opportunity to comment on the future development of these neighborhoods since future plats and site plans are approved administratively once conformance to the Neighborhood Plan is established. He reported that State Street Plaza Plat 1 Neighborhood Plan is located at the northeast corner of the intersection of SW State Street and SW Oralabor Road. It is just over 8-acres and there are 3 lots, an outlot and Lot P. Lot P will be deeded to the City for use as a linear park trail and Outlot X is part of a frontage road that will access SW State Street at the north end of the plat which lines up with the access road from the Hy-Vee site to the west. E.Carstens explained that there is also a right-in-only access from SW State Street at the south end of the development created to avoid a conflict because of the close proximity to the SW Oralabor /SW State Street intersection. The Prairie Trail Master Plan and Pattern Book identifies this area as part of a mixed use urban corridor precinct/ commercial out parcel; the neighborhood plan narrative notes that the proposed office / retail uses meet the criteria for that land use. Lot 1 is owned by Valley Bank, Lot 2 is owned by DRA Properties, a site plan for Iowa Health is under review for Lot 3. An 8-inch water line will be extended east from the existing 16" main along the west side of SW State Street. An 18" sanitary trunk sewer exists through the site, a portion of which will be relocated to allow for the development of Lot 3. Storm water in this development will generally flow east to the Saylor Creek Tributary located within Lot P. Storm water quality and detention quantity will be required with the development of each lot. E.Carstens stated that language will be added to narrative of the neighborhood plan to allow a monument sign that would identify the businesses on each of the lots near the full access point at the north end of the plan area. He explained that based on sign code, each lot is allowed 80sf of monument sign. The proposal is to divide equally among the 3 lots the amount of square footage remaining from the full-access monument sign, allowing a monument sign for each lot. With the proposed text addition to the narrative addressing signage, staff recommends approval of the State Street Plaza Plat 1 Neighborhood Plan.

D.Godwin asked where offsite signage has been used previously. E.Carstens responded that there are a number of examples in the community citing the northeast intersection of NE

Delaware Ave. and E 1st Street and the Kohls sign on SE Delaware Ave. A.Staudt asked if there is standard policy or is a determination made on a case by case basis. E.Carstens stated that city code does not allow off-premise signage, however since this is a PUD, a standard can be written into the neighborhood plan. J.Peterson added that the Zoning Board of Adjustment has allowed variances for offsite signage as well.

D.Godwin asked what will happen to the park area. E.Carstens responded that it is part of the Saylor Creek Tributary; mitigation work was recently completed on the wetlands; there is a trail to the north that extends to Promenade Park. J.Peterson said that it is possible that a trail could be added on the DMACC side of the tributary, he explained that it is part of an easement that runs through the city for the purpose of the recently completed stream improvements. The City also owns the continuation of this greenbelt to the south of Oralabor Road.

T.Ripper asked if there is a possibility that the frontage road can be extended further to the north. E.Carstens responded that originally that was proposed, however the wetland easements prevent that from occurring.

S.Odson asked about the offset to the south of the full access to SW State Street. E.Carstens responded that the existing curb cuts will be moved 30 feet to the south; staff has spoken with Hy-Vee regarding future access from their site and they have agreed to modify their site plan to accommodate a new access location.

D.Fliger said he has some concern regarding safety at the right-in access and asked what the distance is from the corner of SW State Street/SW Oralabor Road to where the taper to the right-in access begins. E.Carstens responded that it about 120-feet from that corner.

J.Peterson commented that he doesn't foresee more than 3 monument signs, he doesn't believe Iowa Health is intending to have a monument sign on site, their sign would be the one at the full access point that may also carry name plates for Lots 1 & 2.

Motion by D.Fliger to recommend to City Council approval of the State Street Plaza Plat 1 Neighborhood Plan subject to staff approval of language added to the narrative regarding signage. Second by D.Godwin. All voted aye. Motion carried 8 – 0.
Secretary, Plan & Zoning Commission